

MINUTES OF THE MEETING

06 April 2000

Projects Reviewed

Seattle Center Lot #2 / Seattle Center Skate Park
High Point Library
Delridge Library
Urban Design Forum
Avalon Mutual Housing
Yancy Street / Longfellow Creek
Southwest Precinct

Convened: 9:00am

Adjourned: 5:00pm

Commissioners Present

Jeff Girvin
Moe Batra
Ralph Cipriani
Gail Dubrow
Nora Jaso
Jack Mackie
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Kelly Walker

040600.1 Project: **Seattle Center Lot #2 / Seattle Center Skate Park**

Phase: Briefing

Previous Review: 05 December 1996

Presenters: Jill Crary, Seattle Center
 Brad Kurokawa, Nakano Associates
 Shelly Yapp, Seattle Center

Attendees: Laurie Ames, Department of Neighborhoods
 Sara Levin, City Budget Office
 Frank Video, Council Member Licata's Office

Time: .75 hour (SDC Ref. # 169 | DC00135)

Action: The Commission thanks the proponents for coming at this stage but is concerned that they are seeing the project too late; would have preferred to see the project pre-construction bid. In spite of this, the Commission makes the following comments and recommendations.

- The Commission urges the team to look for opportunities to open the site and engage the passerby and to make the skate park a more vital component of the space;
- urges the team to look for opportunities to accommodate spectators and event crowds with restrooms and viewing platforms;
- urges the team to reconsider the form, shape and color of the perimeter fence and wall to reflect the sculptural form of the park and to add lighting that will encourage evening use;
- urges the team to bring an artist on board to address these issues;
- urges the team to revisit the budget for the fencing to determine if there are opportunities to use the funds to finance other space defining opportunities; such as signage, landscaping etc.;
- supports utilizing the Seattle Center "signage" vernacular on the site;
- appreciates the team's response to previous landscape concerns for the overall site;
- would like to see the skate park designated as a permanent component of the Seattle Center Master Plan; and
- would like to see a response to this action at a follow-up session in the near future.

The site for the proposed Seattle Center Skate Park is located on the Fifth Avenue North parking lot. The parking lot project was a public private partnership between the Seattle Center and the Experience Music Project (EMP). The Skateboard Park is sited at the southeast side of the Fifth Avenue North and Republican Street intersection. The Skateboard Park is the result of a public private partnership between the Seattle Center, a King County Recreation Grant and the music group, Pearl Jam.

One goal of the project is to generate activity on the site that will help activate the area. The project artist, Roark Congdon, worked on the initial design with local skateboarders before the costs exceeded the budget. The project team spent one year revamping the design and fundraising. They hired the designers of the "Great American Stakeboard Park" in Oregon to work on the project. Nakano Associates will be facilitating the landscape components. The team began advertising for construction

bids on April 3rd and anticipate that construction will begin on May 1; with a completion date of late June to coincide with the opening of the EMP.

The skateboard park area will consist of an “organic flow” of concrete bowls. Nakano Associates will be integrating the park with the surrounding landscape. The design intention is to mirror the basketball court to the north of the site. Generally, the team is concerned with how the park will relate to the entire context. Because of the depth of the skate “bowls,” the design had to incorporate three to four foot retaining walls. The design team made efforts to keep the wall low and looked for opportunities to incorporate art. Because Republican is the main spine of pedestrian flow, the retaining wall is as low as eight inches on that side of the site. The team feels that this is the best area for viewing the park and non-skate boarders are welcome inside. To accommodate spectators, the design calls to expand some of the flat decking near the entry. There is a plaza adjacent to the entry with benches and landscaping. The team still includes Roark Congdon who will integrate artistic elements into the exterior areas.

Key Commissioner Comments and Concerns

- Would like to know why the team placed a fence around the facility.
 - Proponents stated that they need a fence because they want to lock the facility at night.
- Would like to know how the team chose the site; the nature of the partnership with the EMP; and if there is a plan to incorporate the signage used in the greater Seattle Center.
 - Proponents stated that the entire Fifth Avenue parking lot, including this Skateboard Park site was included in the original Master Plan. Further stated that the EMP funded a portion of the parking lot as part of their Master Use permit; the EMP is not involved in the Skateboard Park project. With regards to the signage, proponents stated that they have a graphics package for the Seattle Center and a unique one for the parking lot. These elements will be represented in the Skateboard Park and will add vitality to the area.
- Would like to know if the EMP’s long-term lease makes any provisions for the site.
 - Proponents stated that the only provision is a parking covenant associated with the EMP permit; the Center would need to provide alternative parking capacity elsewhere if the existing lot were redeveloped.
- Would like to know if there is a long-term plan for the site.
 - Proponents stated that the current Master Plan calls to maintain the site.
- Suggests that color be added to the material of the park forms to help enliven the area and feels that the environment could use more vertical dimension. Is concerned about the extensive amount of fencing.
- Feels that the team has designed the facility for the skateboarding activity only and urges them to integrate a space for spectators. Is also concerned that the fencing lends a sense of containment.
- Would like to know if there will be a lighting component and if not, does the Center intend to close the park when it gets dark at 4:30 during the winter months.
 - Proponents stated that the design does not make any provisions for lighting. Further stated that the facility will stay open until 9:00 or 10:00 PM in the summer months and will be closed in the evenings in the winter.
- Feels that the park should be well lit and that the wall along Fifth Avenue should reflect the form of

the sculptural design of the park.

- Would like to know what the Center's position is on graffiti "tagging."
 - Proponents stated that the Center will clean-up all tagging as soon as they are aware of it.
- One Commissioner suggested that the team consider using the fence and walls around the site as designated tagging surfaces.
- Because the Commission is seeing this project as it goes out for a construction bid, would like to know if there is any opportunity for the team to respond to an Action.
 - Proponents stated that at minimum, they would review the recommendations.

040600.2 Project: **High Point Library**
 Phase: Pre-Design
 Presenter: Brad Miller, Selkirk Miller Hayashi
 Attendees: Douglas Bailey, Seattle Public Library
 Jess Harris, Department of Design Construction and Land Use
 Bruce Hayashi, Selkirk Miller Hayashi
 Sue Partridge, Seattle Public Library
 George Selkirk, Selkirk Miller Hayashi
 Time: 1.0 hour (SDC Ref. # 169 | DC00112)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Commission is pleased to see the project at such an early stage;**
- **appreciates the attention given to the surrounding environment and social context and supports the design emphasis on light, permanence and safety;**
- **suggests that the team study the historic context of the ‘commercial’ zone;**
- **would also like to see a presentation of the neighborhood plan and its relevance to the project, site and streets;**
- **suggests that the team analyze the functional, social and physical layers of the environment (such as neighborhood demographics and the Seattle Housing Authority’s population) to inform the site design;**
- **encourages the team’s exploration of a joint-use visitor parking area on the Walgreens site, thereby minimizing the overall parking on the library site;**
- **suggests that the team consider the use of the east side of the site by other City agencies or the private sector to further enliven the overall area;**
- **urges the team to make a meaningful connection to the vacated nearby Seattle Housing Authority site;**
- **encourages the team to work with King County Metro on the possibility of integrating a bus stop on the site;**
- **urges the team to consider integrating a green belt and bike path to ensure activity in and around the site;**
- **urges the team to explore alternatives to the alley vacation, erring on the side of maintaining the alley; if the alley vacation is pursued, the team must demonstrate a clear set of public benefits to justify such a proposal;**
- **urges the team to consider extending the public meeting space onto the exterior of the building; and**
- **urges the team to bring an artist on board, especially to work on the Metro Art Bus Shelter Program.**

The existing High Point Library is located at 6338 32nd Avenue Southwest on a Seattle Housing Authority (SHA) property. The facility was built in 1942, was renovated in 1995, and is 2,067 square feet. Although the current library’s neighbors are fond of the branch, the library wants to move it a few blocks away in order to provide access to a larger body of users. The proposed site is located between 34th and 35th Avenues Southwest with Southwest Graham Street to the north; an alley bisects the site and may require a partial vacation. The water towers in the area define the vertical scale and 35th Avenue

Southwest has the benefit of a lot of mature trees. The eastside of the site holds a large rectilinear building that the library is assuming they will be able to purchase and occupy. It is the preferred site by the library and the community. The area is comprised of light commercial and there is a large Walgreens Pharmacy located on the southwest side of the site. The team feels that it will be important to maintain a pedestrian connection to the nearby SHA site. The team also feels that their concept for the library as a great public room should be visible on the exterior of the building. The parking facility will include 20 spaces with separate loading and accessible access. The team presented three potential diagrammatic plan alternatives, two of which would require an alley vacation. Generally, they are concerned with the amount of asphalt around the building and are developing a concept for an entry "court" at the main entry.

Recommendations:

Replace existing library with a new building on a major arterial outside but near the High Point Garden community to provide:

- *Total program of 7,000 square feet*
- *Expanded seating and collection capacity*
- *Children's, young adult and homework program areas, with special emphasis on middle and high school student needs*
- *Computer work stations and instructional spaces*
- *Modern electrical, mechanical and ventilation systems*
- *Adequate parking*
- *Expanded service at 48 hours per week*
- *Expanded book collection*

Estimated capital costs: \$3,050,000.

Next Steps: Assuming approval of capital bonds, the community will be invited to participate in key siting, service development, and design discussions for a new and expanded High Point Library to open by 2001.

Key Commissioner Comments and Concerns

- Would like to know if there is a possibility for any potential parking partnerships with Walgreens and what the gesture will be toward the SHA site that the existing library will vacate.
- Feels that a parking partnership would present a good marketing opportunity for Walgreens and that there is also an opportunity for a "green-belt" that could engage and establish a stronger relationship with the surrounding neighborhood.
- Would like to hear a presentation of the neighborhood plan at the next meeting to better understand how the library facility will be integrated into the community. Additionally, would like to see a plan of the surrounding context.
- Stated that because there are scarce resources with Capital Improvement Funds, also encouraged the team to investigate a joint use parking relationship with Walgreens. Also suggests that the team look to other City departments for an additional function that could be sponsored by the City that could help create the desired urban village.
- Would like to know where the transit stops are in relation to the site.
 - Proponents stated that there are two stops on 35th Avenue Southwest and others nearby.

- Suggests that the team consider integrating a stop on the site and to extend the interior public space onto the exterior
- Suggests that the team bring an artist on board, particularly to work on the King County Metro bus shelters.
 - Proponents stated that the budget includes a one percent for art and that they intend to have an artist on board early to work on the project.
- Would like to have a discussion about the team's design vocabulary and inspirational imagery.
 - Proponents stated that they feel that the concepts of solidity and permanence are important components and that they would like the building to be at street level. The team would also like to maximize natural light and use transparency to reveal the activities within the library from the exterior, while providing a safe environment for staff and patrons.
- Suggests that the team strive to strike a balance between providing a "living-room" experience that functions safely without feeling like a fortress. Also suggested that if the budget allows, the team should look for opportunities to integrate permeable surfaces at the "green belt."

040600.3 Project: **Delridge Library**

Phase: Schematic

Previous Review: 20 January 2000

Presenters: Ron Murphy, Stickney Murphy Romine Architects
Jerry Stickney, Stickney Murphy Romine Architects

Attendees: Peter Goodall, Stickney Murphy Romine Architects
Jess Harris, Department of Design Construction and Land Use
David Kunselman, Seattle Public Library
Paul Marston, Delridge Neighborhood Development Association
Trang Tu, Mayor's Office, City of Seattle

Time: 1.0 hour (SDC Ref. # 169 | DC00112)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission thanks the team for addressing the Commission's previous concerns;
- supports the co-location of this development with affordable housing as a mixed-use project in the Delridge community;
- feels that there needs to be a clear "public face" and entry to the library to distinguish it from the housing component;
- reiterates that the corner might be better defined with a "tower-like" treatment;
- urges the team to reconsider the differentiation between the residential and civic components in other ways and to strive for better visual integration of materials, colors, forms and interior and exterior spaces, such as the plazas and courts;
- has continuing concern for the landscape and urges the team to bring a landscape architect and artist on board to help integrate the building with its site; urges the team to go beyond an approach that seeks to satisfy "requirements" and to take a more proactive attitude toward the overall design; while recognizing that a co-location involves some compromise;
- hopes that the team will take a more proactive approach toward "greening" the entire building;
- suggests that the team develop a stronger relationship between the parking area and the entrance to the private residences; and
- urges the team to incorporate a children's play area component on the site for residents.

The Delridge library recently held a "hopes and dreams" meeting with the community who expressed a desire for the natural areas near the site — trails and green spaces — to be reflected in the design and collection. The Library Board was pleased with the schematic design for the library and the facility is scheduled to open in 2001. The Delridge Neighborhood Development Association (DNDA) is also pleased with how the process and project have developed. Brandon Court recently opened and the DNDA feels that it is a successful addition.

Stickney Murphy Romine, will be the principle architects for the new Delridge Branch Library that will

sit on the first level of the new Brandon Court Apartments—which was also designed by the firm. The three-storey residential structure will include 19 rental units that will be comprised of eight one-bedroom apartments, seven two-bedroom apartments, and four three-bedroom apartments. The Library Board was pleased with the schematic design for the library and the facility is scheduled to open in 2001. The Delridge Neighborhood Development Association (DNDA) is also pleased with how the project has developed.

The library will have a 16-foot ceiling and a 450-square foot covered entry with a secondary entry adjacent to the residential “community room.” There will be open space on the second level of the structure, which is the first residential level. Parking will be provided for 19 library users and 20 residents.

In their efforts to refine the entrance, the team has tried to screen the parking and frame the focus of the entry. Preliminary interior details of the library include a curved entry that will allow the public to move easily to the service areas and community room; the team intends to pick up on this curve in other design details. The team also introduced a concrete band along the first level of the “cornice” that will help break down the scale of the overall building. The windows on the first level of the building will enhance the neighborhood character and the style of the residential windows will reflect their use.

The materials that have been selected for the exterior of the building are a combination of brick and concrete, and the residential levels will lend the appearance of wood “siding.” A neutral paint color will also be used.

The Neighborhood Design Review Board commented that they would like to ensure that the library and residential entries are separate and that they have some general concern about noise.

The Delridge Branch Library recently held a “hopes and dreams” meeting with the community who expressed a desire for the natural areas near the site — trails and green spaces — to be reflected in the design and collection.

Key Commissioner Comments and Concerns

- Appreciates that the co-location presents a difficult design problem but feels that the proposal presents an awkward solution, particularly with regards to the choice of materials. Suggests that the team look to other models such as Wallingford Center.
- Suggests that the team reconsider their color choice for the residential portion of the building. Noted that the Design Commission had previously suggested that the design strive to create a more pedestrian friendly environment and that eye-level signage may help, as it would help to slow traffic down.
- Would like to know how the team plans to integrate the community’s requests that art and nature be integrated into the design.
 - Proponents indicated that they expect to be meeting with a landscape architect the following week to determine the best strategy.
- Is concerned that the project has been presented as a series of “requirements” and “embellishments.” Feels that there needs be better visual integration of the two distinct programs that will help make the building a whole.
- Suggests that the team look at a hotel or motel model with retail below and residential above. Also

suggests that they reconsider the shape of the roof for better integration and feels that the proposed “tower” at the corner is unclear.

- Supports the added height on the first level but also feels that the transition between the two programs is awkward. Further suggests that the team *not* use a neutral color as presented and that they work to make the library child friendly.
- Feels that the placement of the formal residential entry off of the parking lot is misplaced and ill defined. Suggests that the team reconsider the design of the residential entry so it provides a more direct route to the apartment units.
- Would like to hear the team’s response to the Design Commission’s previous Actions.
 - With regards to the art program, proponents stated that because of the advanced stage of the project, it does not fit into the scheduling for the library’s standard art program. However, the proponents do intend to work with the library art’s manager, Lisa Richmond, on integrating some art components. Also stated that they intend to install Internet access in the entire building but that the technology budget per unit is limited. The team is also interested in designing a “green” building that will influence future material choices. A representative from the DNDA stated that they have some concerns about integrating art and landscaping at this stage of the project, as they have to secure a building permit by the end of the year.
- Stated that a landscape architect could work to determine how the program could be integrated with the landscape and nature goals of the community. Would like to know if there is a budget for art.
 - Proponents stated that one percent of the library budget has been allotted for art and that Brandon Court has integrated decorative “blocks” that were designed by an artist on the pedestrian level of the façade.
- Stated that the Commission’s comments are intended to make the project better and that the overall project concept is strongly supported.

Note that the Design Review Board (DRB) meeting minutes of January 27th were distributed to the group.

040600.4 **COMMISSION BUSINESS**

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| ACTION ITEMS | A. Timesheets |
| | B. Minutes from 16 March 2000 |
| ANNOUNCEMENTS | C. Design Review board Meetings / Gassman |
| | D. Workshop on Libraries for All Fund, 06 April from 7:00 PM – 8:30 PM Rainier Valley Cultural Center Auditorium, 3515 S. Alaska Street |
| | E. Cultural Aspects of City Hall Campus, 24 April from Noon – 1:30 PM Dome Room, Arctic Building |
| DISCUSSION ITEMS | F. Libraries for All Update / Cubell |
| | G. Administrative Project Review / Cubell |
| | <p>Port Terminal Project 18</p> <p>The Design Commission staff reported that they had a follow-up meeting with representatives from the Port of Seattle and their design team on the Pedestrian Bridge connecting the large parking lot and the Todd Shipyards at the far northwest corner of the Terminal. Previous Design Commission recommendations from two meetings in 1997 were addressed. Staff, in consultation with Chair Rick Sundberg, reviewed the drawings and made one final suggestion — that a stair be added at either end of the bridge as a secondary access/egress adjacent to the ADA-compliant ramp to make the bridge more functional for all users. The Port will take this under consideration and will move ahead with construction this spring.</p> |
| | H. Civic Center Update / Rahaim |

040600.5 Project: **Urban Design Forum**
 Phase: Update
 Presenter: John Rahaim, CityDesign
 Attendees: Lyle Bicknell, CityDesign
 Robert Scully, CityDesign
 Denni Shefrin, CityDesign

 Time: .5 hour (SDC Ref. # DC00046)

Action: The Commission appreciates the update and looks forward to future updates and to participating in the Forum in early June.

The Urban Design Forum will be held on June 1st, 2nd and 3rd and will focus on place making in key areas of the city. The Forum project team will lay the foundation for the Forum's urban design framework and discussions by conducting mapping exercises and research of private sector projects since 1985. The Forum will focus on "connections" that will address the gaps between the established or planned areas.

040600.6 Project: **Avalon Mutual Housing**
 Phase: Design Development
 Presenter: Tom Eanes, Pyatok Associates
 Barbara Swift, Landscape Architect
 Attendees: David Graves, Department of Design Construction and Land Use
 Joanna Martin, Common Ground
 Jim Mohundro, Office of Housing
 Amoreena Roberts, Pyatok Associates
 Perry Wien, Transitional Resources
 Time: 1.0 hour (SDC Ref. # 170 | DC00144)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission thanks the team for coming and enthusiastically commends the project; hopes that some of the attributes of the project, especially the integration of residents and a working garden, can be used as a model for other projects;
- suggests that the team look for additional opportunities that will accommodate socialization on the veranda and in the garden;
- one Commissioner suggested that the team revisit the architectural “style” employed on the street façade and suggested that the team consider increasing the amount of glazing on the interior façade;
- urges the team to consider placing Chestnut trees or fruit trees along the main street to fit the garden theme of the site; and
- strongly supports placing the required detention system in the alley so as not to compromise the garden component of the project and sincerely hopes that there is some way to off-set the cost of the system to ease the burden on the landowner.

The proposal is to construct a mixed use building in a Commercial 1 zone, with a forty-foot high limit (C1-40'). The site totals approximately 9,600 square-feet, and is located on the west side of SW Avalon Way, about 200-feet north of the intersection with Andover Street SW. The subject parcel is bounded by an alley on the north and west sides. Access to the proposal will be via the unimproved alley along the north property line. The alley to the west is unopened, due to the steep hillside. The proposed building will be three stories, of approximately 5000 to 8000 square feet. The first story, facing SW Avalon Way will house social services operated by Transitional Resources (TR). [A large conference room and utility room will also be located on this level.] TR operates housing for disabled persons across the alley to the north. It is anticipated that these two sites will be connected with a campus type atmosphere. The two upper stories will be developed as mutual housing for low income disabled persons. [There will be nine “shotgun” style studio apartments.] Parking for staff and visitors will be located below the upper floors along the alley.

The proposed “L” shaped courtyard housing project will have two points of access, one for administrative use and one for residents. Two levels of housing and a terrace will overlook a certified organic vegetable garden on the south side of the site. The garden and slope of the site have determined

the building massing. The base of the building will be split-face concrete block and hardy plank with wood trim siding.

Key Commissioner Comments and Concerns

- Would like to know how the team envisions other aspects of the landscape architecture.
 - Proponents stated that the residents will be able to sit on the second level terrace and look over the garden that will be bordered by a blueberry hedge. Also stated that vines will move up the façade of the building.
- Commends the team on the project and would like to know what the qualifications are to live in the building.
 - Proponents stated that the project caters to those with severe mental illness but who can live on their own without support. Also noted that the design is for a conventional apartment building that doesn't serve conventional residents and that a few design measures will speak directly to security issues.
- Would like to know if there will be signage that speaks to the residents.
 - Proponents stated there won't be any signage out of the ordinary.
- Suggests that the Seattle Housing Authority look to this project as a model for other similar projects. Would also like to know how the style vernacular was decided upon.
 - Proponents stated that the building is a large two and a half storey, 1910 craftsman bungalow and that their proposed design took some cues from this quality. Also stated that the surrounding neighborhood is predominantly characterized by industrial and strip commercial elements that the team felt were inappropriate design cues for the residence.
- Has a stronger affinity for the private, garden side of the building rather than the "Tudor"-like vernacular that is reflected on the street façade. Encourages the team to reconsider the appropriateness of the style.
 - Proponents stated that the neighborhood review indicated that the building should have a strong stylistic presence to make up for the lack of neighborhood character.
- Would like to know what the general theory is toward sociability among the residents and how it is addressed in the design.
 - Proponents stated that it is important to the residents that they be viewed as regular members of the community. The design of the building and garden provide opportunities for spontaneous interaction — such as on the stairways and courtyard. The proposal also provides a concrete deck and calls to preserve an unnecessary landing that will provide a space for residents to smoke outside (as the majority of them do smoke).
- Encourages the team to explore further opportunities for safe interaction such as paths, connections and hallways. Also suggests that the team add additional glazing on the south — garden side — of the building.
- Encourages the team to use Chestnut trees on the street that will help set a precedent for neighborhood character. Also suggested that the team speak with D.K. Studios about working on the grillwork.

- Would like to know what set of principles the team employed that allowed them to develop such a model project.
 - Proponents stated that they had assembled a strong team and the project has an innovative owner who is willing to make progressive decisions.
- Would like to know if there are any outstanding issues with the City.
 - Proponents stated that they need to provide a large detention system for all of the impervious surfaces. Further stated that the Department of Design Construction and Land Use (DCLU) does not feel that the system should be located in the alley but that there is no where to put it on the site. The cost of the detention system, \$40,000, will also be a burden, as it was not provided for in the original budget analysis.

040600.7 Project: **Yancy Street / Longfellow Creek**

Phase: Construction Documents

Previous Review: 01.06.00 (Conceptual); 11.18.99 (Briefing)

Presenter: Linda Hammons, Seattle Public Utilities

Lorna Jordan, Artist

Attendees: Wendy Cecchereli, Department of Parks and Recreation

Cheryl Eastberg, Department of Parks and Recreation

Barbara Goldstein, Seattle Arts Commission

Kurt Kiefer, Seattle Arts Commission

Daisy Lam, Seattle Public Utilities

Charles Mayes, The Portico Group

Time: 1.0 hour (SDC Ref. # 169 | DC00147)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission thanks the team for coming and for bringing their model, slides and drawings and appreciates the high level of creativity and passion exhibited by the team;**
- **is pleased that the team has addressed the Commission's previous concerns;**
- **recommends that the City involve the artist in the design of the signage to ensure compatibility with the art features and some distinction for the site from typical Park's signage;**
- **suggests that the artist treat some segments of the park less formally and therefore leave them open to discovery;**
- **appreciates the evolution and range of the art elements from the literal to the abstract;**
- **supports having irrigation, other maintenance issues, and the continuing refinement of the design, as part of the budget;**
- **supports the team's efforts to involve the neighborhood as stewards but feels that the team needs to develop maintenance guidelines; and**
- **applauds the magical quality of the design.**

The project team for the Yancy Street | Longfellow Creek project has created an outdoor educational facility that they feel is the key stone to the Millennium Creeks Project. The project artist, Lorna Jordan, presented her designs for the "park." Jordan was interested in providing an intuitive and discovery oriented space that spoke to its visitors without signage. Jordan also made an effort to capture the emotive quality of the city and region in her designs. The goal is to restore the watershed and reveal the wonders of the creek. This will be achieved in part by creating a sustainable system; improving drainage; enhancing access and the trail system; and revealing the various water bodies.

Although there are some unresolved design issues with fish and pedestrian access, the design does incorporate spaces where fish can move up and over areas of steep grade. There will also be a bridge that will provide a place where salmon can spawn.

The Dragonfly garden is located off of 28th Avenue Southwest. The artist chose to use the dragonfly form because the insects typically live near ponds and are "water wise." The nearby dragonfly pavilion will sit within a grove of quaking aspens with an adjacent gathering area and seating wall; the form of the

pavilion was also inspired by the shape of the dragonfly. The design will further incorporate vertebrae shaped pools that will capture sediment. Other light and airy plants will be integrated into the site as well as Dogwood trees. There will also be a variety of plant species along the street edge and many of the plants and trees on the site will provide cover for birds year-round. Additionally, there will be two kinds of grasses; green in the summer and buff in the winter.

Key Commissioner Comments and Concerns

- Would like to know if there will be an interpretive component on the site.
 - Proponents stated that their preference is for a “brochure” style guide that visitors can use while they’re on the site.
- Thanked the proponents for addressing the Design Commissions previous concerns. Supports Lorna Jordan’s thought to not use signage or any other obvious interpretive elements. Also feels that the user’s experience has been very well defined and suggests that the designers leave more up to chance.
- Feels that the number of layers and experiences that have been provided are remarkable and would like to know more about the artist’s philosophy for choosing the dragonfly form.
 - Proponent indicated that after making seven “morphologically” driven models, developed the dragonfly form.
- Stated that the language and vernacular of this commendable project should be used as a model for other similar projects. Would like to know what commitment the Department of Parks and Recreation has made toward maintenance.
 - Proponents stated that the sponsoring agency is charged with maintaining the project and that the project team will provide some expert maintenance during the year. The team would also like to get some maintenance support from interested community groups.
- Suggests that the team discuss the possibility of having the artist be included in the long-term maintenance plan at the next budget meeting.
- Would like to know the status of the budget and phasing for the project.
 - Proponents stated that although the project was originally slated for completion in the next two years, they are now looking at phasing over the next five years.

040600.8 Project: **Southwest Precinct**
 Phase: Design Development
 Previous Review: 02 December 1999; 16 September 1999
 Presenter: Steve Arai, Arai Jackson
 Kay Kirkpatrick, Artist
 Rich Murakami, Arai Jackson
 Attendees: Dale Drain, Seattle Police Department
 Tony Gale, Executive Services Department
 Teresa Rodriguez, Executive Services Department
 Roger Valdez, Department of Neighborhoods
 Ruri Yampolsky, Seattle Arts Commission

 Time: 1.0 hour (SDC Ref. # 169 | DC00117)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations. [Note; the Actions were not voted on, as there was an insufficient number of Commissioners present to rule as a quorum.]**

- **The Commission appreciates the team’s succinct response to their previous concerns;**
- **appreciates the integration of art into the entire project, inside and out, and encourages the artist to work with the landscape architect to explore the use of natural material rather than a *representation* of natural materials, toward their mutual goals;**
- **suggests that the team recognize or somehow integrate a sense of the adjacent Webster Detention Pond at the south end of the site;**
- **urges the team to refine the civic gesture at the southeast corner, perhaps reconsidering a tower element, and to more clearly express the building’s main entry; and**
- **commends the team on the understated elegance of the building design and the selection of naturalistic materials to complement the art features.**

The Southwest Police Precinct is located within the “south node” of the neighborhood plan. When the project began, the community viewed it as an opportunity to look at other related issues in the area such as the pedestrian environment, the traffic conditions and creek system. The design team has focused specifically on a solution for making Delridge Way Southwest more pedestrian friendly by reorienting the street parking and developing a green buffer.

The design objectives include:

- Support the goals of the Delridge Neighborhood Plan
- Enforce the pedestrian environment and integrate the community with nature
- Create a civic presence
- Create a facility that welcomes the community while addressing the functional needs of the police
- Incorporate sustainable architecture strategies
- Address the immediate site context
- Incorporate public art

In order to create a presence on Delridge Way, the design team determined that the best strategy was to concentrate on the southeast corner. Part of their design solution is to bring the vernacular of the

Webster Detention Pond into the site. There will also be ample glazing on the eastern facing façade on Delridge Way Southwest, which also holds the public entry.

Materials will include warm and natural colors. For the protective shell element, the design calls for a zinc standing seam. Stone or masonry elements will wrap the building and the north and south facades will integrate wood. “Fuel cells” will power a portion of the building and the team is exploring the possibility of using certified wood.

Art Program

The artist is using the metaphor of a stream as a way of working to integrate, enliven and enrich the workplace. The entry lobby off of Southwest Webster Street will incorporate a “dream forest” that will draw upon the stream metaphor; the structure of the “forest” will be made of peeled ash. “Words” that will be drawn from the community and Police Department will be sandblasted onto the entry glazing and will read as a pattern and provide a camouflage that will address security concerns.

The project has benefited from an outstanding public process. A public design workshop was held in October; a site plan meeting in December; and a presentation of the final schematic design solution will be on April 12. There will be an additional meeting dedicated to the urban design issues.

Key Commissioner Comments and Concerns

- Appreciates that the team addressed the Commission’s previous concerns. Would like to know if the team has decided to integrate a community center on the second level of the building at the corner of Southwest Webster Street and Delridge Way Southwest. Additionally, would like to know if the team intends to strengthen this corner of the building as the Commission had suggested at the previous meeting.
 - Proponents stated that because the grade is so steep at that corner of the site, they were concerned about overexposing groups who would potentially be using a meeting room.
- Appreciates the efforts that have been made at the corner of the building but feels that there is a missing “civic” gesture. Would like to know what words are being used on the “text wall.”
 - The artist stated that the words she is currently using are “To Serve and Protect” but that she intends to interview the police and community to generate the final text.
- Suggested that the artist additionally look to a broader set of text sources — such as official documents — and looks forward to seeing the development of the wall in the future.